NEW CONSTRUCTION
Completion 1st Quarter 2017

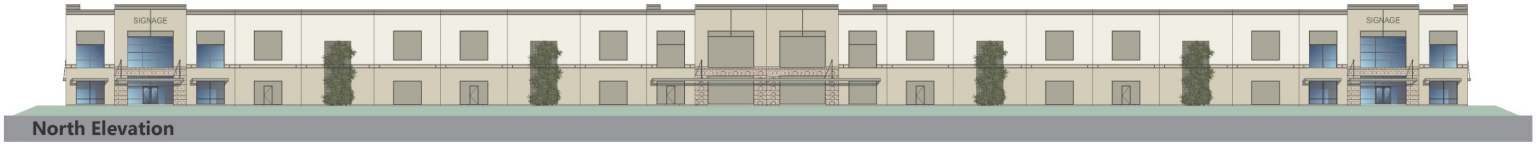
DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR SALE | 97,945 SF | Single Tenant / Divisible

ARROW CANYON CROSSING

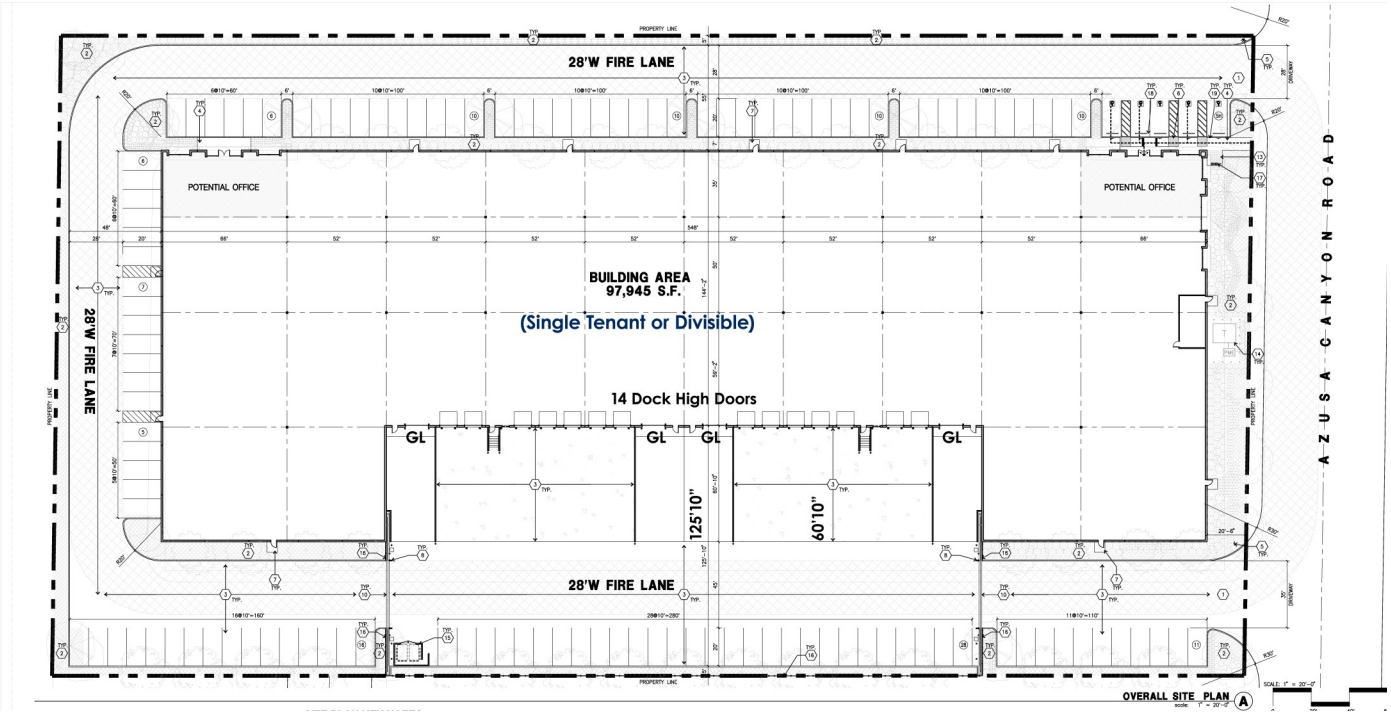
5119 Azusa Canyon Road
Baldwin Park, CA

http://www.daumcommercial.com/properties/5119azusa/index.html



North Elevation

South Elevation



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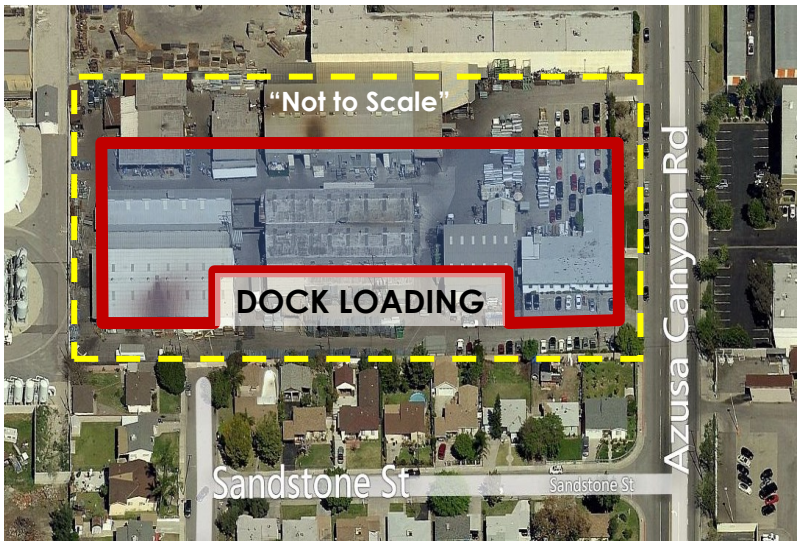
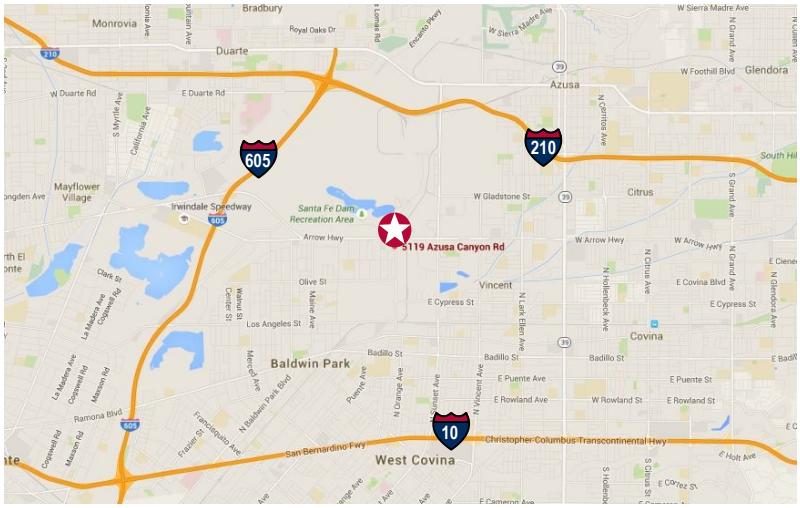
FEATURES

- Pride of Ownership Design
- 30' Min Clear Height
- ESFR Sprinkler System
- 14 Dock High (9'x10')
- 60' Concrete Truck Apron
- 4 GL/Ramp (12'x14')
- 8500 SF Office / 4325 SF Mezzanine
- Power: 2000 Amps—Single Tenant
- 124 Total Parking Available
- Divisible to Two (2) Units ± 48,972.5 SF Each
- Build to Suit Possible Now:
    - Food Use (USA/FDA)
    - Cold Storage (Freezer/Cooler)
    - Manufacturing
- Secure Environment





Another Quality Development by:

THE MAGELLAN GROUP

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